

Introduction

Communities need to preserve the physical tapestry of historic buildings, structures, and landscapes for future generations. From Arlington's pivotal role in the events that precipitated the Revolutionary War to the lasting physical creations showcasing masterful architectural styles, and the legacy of founding families such as the Robbins, Arlington has much to celebrate, and much to preserve from over three and a half centuries of development.

Historic Resources are the physical remnants that provide a visible connection with the past. These include Arlington's historic buildings and structures, objects and documents, designed landscapes, and cemeteries. **Cultural Resources** are the tangible assets that provide evidence of past human activities, including both manmade and natural sites, structures, and objects that possess significance in history, architecture, archaeology, or human development.¹ In Arlington, among others, this includes the heritage landscape of the Mill Brook, which represents generations of industrial development. Together, Arlington's collection of historic and cultural resources help tell the story of the modern, colonial, and Native American settlement of the land. These irreplaceable resources contribute to Arlington's visual character and sense of place.

Existing Conditions

Arlington has a wealth of historic buildings, landscapes, sculptures, and other structures, as well as important collections of historic documents and artifacts housed in several historic sites.

Historic Buildings

Practically all architectural styles employed in the Boston region over the past 300 years are represented in Arlington, including Colonial, Georgian, Federal, and Greek Revival styles popular in the late eighteenth and early nineteenth century; the Second Empire, Gothic Revival, and Italianate styles fashionable in the mid-nineteenth century; the Romanesque, Queen Anne, and Shingle Styles of the late nineteenth century; and the Revival styles of the early-to mid-twentieth century. Arlington also has examples of mid-twentieth century Modern style residences and buildings worthy of documentation and appreciation. Arlington's historic architectural styles are represented in both "high-style" architect-designed buildings and more modest "vernacular" versions constructed by local builders, and they are rendered on a variety of building forms, including residential, commercial, religious, institutional, industrial, and governmental buildings.²

¹ National Park Service, *NPS28: Cultural Resource Management Guideline*, http://www.nps.gov/history/history/online_books/nps28/28intro.htm

master plan goals for historic & cultural resource areas

- Maintain, protect, preserve, and promote historic and diverse cultural resources in all neighborhoods.
- Provide attractive, well-maintained spaces for residents to meet, play and grow.
- Provide space for arts and cultural activities for all ages.



teenth and early nineteenth century; the Second Empire, Gothic Revival, and Italianate styles fashionable in the mid-nineteenth century; the Romanesque, Queen Anne, and Shingle Styles of the late nineteenth century; and the Revival styles of the early-to mid-twentieth century. Arlington also has examples of mid-twentieth century Modern style residences and buildings worthy of documentation and appreciation. Arlington's historic architectural styles are represented in both "high-style" architect-designed buildings and more modest "vernacular" versions constructed by local builders, and they are rendered on a variety of building forms, including residential, commercial, religious, institutional, industrial, and governmental buildings.²

RESIDENTIAL BUILDINGS

Arlington benefits greatly from the diversity of its historic housing stock, both in terms of styles and scale. In many instances, Arlington's neighborhoods present

² The Arlington Historical Commission (AHC) has documented many historic resources on Massachusetts Historic Resource Inventory forms. Unless noted otherwise, these inventory forms are the main source of historic and architectural information in this plan. In some instances, historic names cited on inventory forms may conflict with commonly used names. For this plan, we have used historic names as identified on the town's inventory forms. Resources with an inventory form are noted by an asterisk (*).

an architectural history lesson as one travels down the tree-lined streets. Particularly in the town's older neighborhoods, houses of different styles sit side by side, displaying a variety of ornamental trim and embellishment. In some neighborhoods, a single architectural style might stand alone on the streetscape. This can be seen in the steep-gabled English Revival homes found in parts of Arlington Heights and in the mid-century housing of Arlington's post-war neighborhoods. Arlington's residential building forms also vary, including collections of both modest and grand single-family homes and multi-family residences ranging from small workers' housing built around early industries to large early twentieth century brick apartment buildings built along and near Massachusetts Avenue and other major transportation routes. Most historic or older homes are well cared for in Arlington. Homeowners generally take great pride in their historic homes, preserving and restoring the architectural details that make their homes special.

CIVIC BUILDINGS

The Town of Arlington owns an impressive collection of architecturally and historically significant buildings, including Town Hall, Robbins Library, several school buildings and fire stations, the Mt. Pleasant Cemetery chapel, and several historic houses. Most of Arlington's civic buildings were constructed in the early twentieth century as the small town transitioned into a more densely settled suburb. While the Town continues to use most of its buildings for their original intended purpose, it has converted several edifices to new uses while respecting the architectural integrity of each structure. Arlington values its municipal properties, which serve as cultural landmarks and community gathering places, and it has been a relatively good steward of these historic assets. The Town has undertaken interior and exterior restoration projects on many of its historic properties; however, several Town-owned historic resources, such as the Jefferson Cutter House, the Jarvis House, and the Winfield Robbins Memorial Garden are in need of repair.

CIVIC BLOCK

Located on Massachusetts Avenue in the heart of Arlington Center, the Civic Block contains three of Arlington's most iconic civic institutions – the Robbins Library, the Robbins Memorial Town Hall, and the



Whittemore-Robbins House – all interconnected by the landscaped grounds and brick walkways of the Winfield Robbins Memorial Garden. The Civic Block represents the generosity of the Robbins family, who donated funds for construction of these impressive landmarks. All buildings within the Civic Block are well-preserved and designated within the Arlington Center National Register Historic District.

Robbins Library* (1892), 700 Massachusetts Avenue. Designed by the architectural firm of Cabot, Everett, and Mead in the Italian Renaissance style, the impressive historic edifice of the Robbins Library was reputed to be modeled after the Cancelleria Palace in Rome. This grand building is constructed of sandstone ashlar with elaborate architectural embellishment, including three-story arched windows, a limestone and marble portico, and a grand central rotunda.³ The building's interior features an ornately detailed Reading Room. The building was modified with additions in 1930 and 1994, and in 2013 the Town replaced the original slate roof.

Robbins Memorial Town Hall* (1913), 730 Massachusetts Avenue. Designed in the Classical Revival style by architect R. Clipston Sturgis, the sandstone Robbins Memorial Town Hall complements the adjacent Robbins Library. The Town Hall's three-bay façade features a central pavilion with projecting arcaded entrance porch. Two projecting pavilions accented by rusticated limestone and ashlar panels flank the porch. Balustrades crown both the entrance porch and roof cornice, and an ornate cupola capped by a pineapple

³ Massachusetts Historical Commission, *Form A – Area: Town Center Historic District*.

tops the gable roof. Arlington restored the building's auditorium prior to holding a series of celebrations in 2013 to honor Town Hall's 100th anniversary. The Town received a Massachusetts Preservation Projects Fund (MPPF) grant from the Massachusetts Historical Commission (MHC) for its restoration efforts, requiring the Town to protect the building with a preservation restriction.

Whittemore-Robbins House* (ca. 1795), 670R Massachusetts Avenue. Located at the rear of the Civic Block is the Federal-style Whittemore-Robbins House. This three-story wood and brick framed mansion features front and rear porches and a hipped roof crowned with an ornate cupola. The house was originally occupied by William Whittemore, a prominent local businessman and politician. The building was purchased by Nathan Robbins, a prosperous merchant at the Faneuil Hall market in 1847 and served as the Robbins family home until 1931, when the family donated the property to the Town. In 1890, the Robbins sisters relocated the house, rotating and moving it back from Massachusetts Avenue to allow for the construction of the Robbins Library. From 1976 to 1993, the Arlington Historical Commission (AHC) worked to restore the building's public rooms to their early residential condition. The building now serves as a meeting and function facility. The AHC and the Arlington Youth Consultation Center also maintain offices in the building.

FIRE STATIONS

Arlington's two historic fire stations were designed by architect George Ernest Robinson in the Georgian Revival style.

Central Fire Station* (1926), 1 Monument Park in Arlington Center. This red brick and stone building was one of the first octagonal fire stations constructed in the United States. Its unique design allows fire trucks to emerge simultaneously from six different directions.⁴ The building's tower, originally designed to hang fire hoses to dry, continues to serve as a visual landmark in Arlington Center.

Highland Hose House* (1928), 1007 Massachusetts Avenue. For this station, Robinson designed features to imitate those found on several of Boston's most iconic eighteenth and early nineteenth century buildings. The fire station's stepped gable ends and rounded

windows are reminiscent of the Old State House, while its cupola and gilded grasshopper weathervane imitate Faneuil Hall. The building's interior is also architecturally and historically significant, with woodwork created by the Theodore Schwamb Company and a Cyrus E. Dallin bronze relief of one of Arlington's former fire chiefs in the lobby. In 2012, the Town completed a LEED-certified renovation of the building, including exterior repairs and interior renovations.⁵

MUNICIPAL BUILDING REUSE

While most of Arlington's governmental buildings continue to serve their original civic purpose, the Town has converted several of its historic buildings to new uses, including former schools, a former library, and several houses. The Town leases the buildings noted below and several others not listed here to private groups, primarily for educational or civic purposes.

Central School* (1894), 27 Maple Street. Arlington's first dedicated high school now serves as the Arlington Multi-Purpose Senior Center and is leased to variety of tenants. Designed by Hartwell and Richardson, the red brick and brownstone school building is elaborately detailed with a slate hipped roof, turreted dormers, and an arched entrance highlighted with brownstone relief panels.⁶ In the 1980s, the building was rehabilitated and is now used as offices, and as a meeting space for public groups. The building is located within the Pleasant Street Local Historic District (LHD) and the Arlington Center Historic District.

Parmenter School* (1927), 17 Irving Street. This former school was designed by architect Charles Greely Loring in the Colonial Revival style. The Town closed the school in 1983 and now leases the brick and stone building to two private educational institutions.

Vittoria C. Dallin Branch Library* (1938), 85 Park Avenue, Arlington Heights. This former library is now leased by the Town to Arlington Community Media, Inc. (ACMi). This brick Colonial Revival style building was designed by Arlington architect William Proctor.⁷

Jefferson Cutter House* (ca. 1830), 1 Whittemore Park. Located on the corner of Massachusetts Avenue and Mystic Street in Arlington Center, the Federal-style

⁴ Metropolitan Area Planning Council, *Corridor Management Plan: Battle Road Scenic Byways: Road to Revolution*, 57.

⁵ Town of Arlington, *Annual Report*, 2012.

⁶ *Vision 2020, Map of Arlington*.

⁷ Duffy, Richard, *Then & Now: Arlington*, 70.

Jefferson Cutter House was built for the owner of a local woodworking mill. The building features an ornate entrance with fluted pilasters and sidelights. The property is listed in the National Register of Historic Places. It was originally located further west on Massachusetts Avenue. In 1989, the Town worked with the then owner to purchase and relocate the building to a plot of land in Arlington Center.⁸ Afterward, the Town restored the house and developed the land in front as a public park (see Whittemore Park in Historic Landscapes). Today, the Arlington Chamber of Commerce leases space on the second floor and the Town provides the ground floor rooms for meeting and art exhibition space. The Cyrus Dallin Art Museum, operated by a private non-profit organization, rents the first floor as gallery space to exhibit a valuable collection of Dallin's original sculptures, documents, and other works.

The George Croome House* (ca. 1862), 23 Maple Street. This Second Empire style home previously served as the Arlington Public Schools Administration Building. The Town now leases the building to a group home. The building is located within the Pleasant Street Historic District (LHD) and the Arlington Center Historic District (NR).

The John Jarvis House (1831), 50 Pleasant Street. This is a Federal style former residence that is located within both the Arlington Center Historic District (NR) and the Pleasant Street Historic District (LHD). The Town leases the house from the private owner for use by the Legal Department.

The Gibbs Junior High School at 41 Foster Street in East Arlington is a former brick school that the Town now leases to the Arlington Center for the Arts and other nonprofit tenants.

OTHER GOVERNMENT BUILDINGS

Arlington's U. S. Post Office (1936) is located at 10 Court Street in Arlington Center. Constructed as a Works Progress Administration (WPA) project, this red brick building is designed in the Classical Revival style. The building's lobby features a Federal Art Project mural "Purchase and Use of the Soil" by artist William A. Palmer. Completed in 1938, the Art Deco

style mural depicts the Squaw Sachem transferring the land of Menotomy to the English Settlers in 1635.

The Arlington Pumping Station* (1907) on Brattle Court is a single-story Renaissance Revival brick structure designed by C. A. Dodge for the Metropolitan Water System (now the Massachusetts Water Resources Authority). This building, which was constructed to supply Arlington with drinking water, was surveyed several times on historic resource inventory forms and has a preliminary evaluation as eligible for listing on the National Register of Historic Places.

HISTORIC BUILDINGS AS CONTEMPORARY CULTURAL VENUES

History and the arts are interwoven in Arlington, with many historic buildings providing venues for performance space as well as art exhibits and contemporary cultural programming. Auditoriums at Arlington's Town Hall and High School, as well as spaces within the Town's public libraries and in private churches, theaters, and community halls, provide rehearsal and performance space for dance, choral, and other performing arts groups. Two historic theaters continue to serve in their original capacity as community cultural spaces. In Arlington Center, the Classical Revival style **Regent Theatre** (ca. 1916) continues to present live theater, music, movies, and other performance programs each year. The **Capitol Theatre***, a Classical Revival style building was constructed in 1925. Its later division from one hall to multiple screening rooms was done with consideration to preserve early twentieth-century details. It remains a popular movie picture theater in the Boston area and continues to serve as a community landmark on Massachusetts Avenue in East Arlington.⁹ Both theaters are listed in the National Register of Historic Places.

Arlington also has several other historic buildings that have been renovated and repurposed as performance and studio spaces. The Arlington Center for the Arts, a private arts organization, leases some of the space in the **former Gibbs Junior High School** in East Arlington, while the nonprofit Arlington Friends of the Drama presents live community theater in the **former St. John's Episcopal Church*** (1877), a Stick Style church on Academy Street located within the Arling-

⁸ Laskowski, Nicole, "Jefferson Cutter House hits milestone", posted December 4, 2009, Wicked Local Arlington, www.wickedlocal.com/arlington/news

⁹ Friedberg, Betsy, *Form B – Building Form: Capitol Theater Building*, December 1984.

ton Center National Register District and the Pleasant Street Local Historic District.

HISTORIC COMMERCIAL DISTRICTS

Massachusetts Avenue is Arlington's primary commercial corridor and the "spine" of the town. It is steeped in history as the site of battle during the first day of the Revolutionary War on April 19, 1775. A segment of Massachusetts Avenue, which extends through Concord, Lincoln, Lexington, and Arlington, received state designation as the Battle Road Scenic Byway in 2006 and awaits consideration as a National Scenic Byway. In Arlington, Massachusetts Avenue contains a varied collection of eighteenth, nineteenth, and twentieth century buildings including single-story commercial blocks, multi-story mixed-use commercial buildings, and Classical Revival masonry apartment buildings interspersed with earlier wood-frame houses, including two from the eighteenth century. Arlington's three commercial districts, Arlington Heights, Arlington Center, and East Arlington, are located along Massachusetts Avenue.

CHURCHES

Arlington's religious structures represent the various architectural styles associated with ecclesiastical design over the past several centuries, including a modest eighteenth century Federal style meetinghouse, elaborately detailed Greek Revival/Italianate and Stick Style churches, a romantic stone Gothic Revival Chapel, and several large masonry Neo-Gothic Revival churches. The AHC has documented seventeen of Arlington's churches, chapels, and parish halls on historic resources inventory forms. Six of Arlington's churches are designated within a local historic district and seven are listed in the National Register of Historic Places. One building, the **Pleasant Street Congregational Church*** (now Boston Church of Christ), is further protected by a preservation restriction because it received Massachusetts Preservation Projects Funds (MPPF) for exterior restoration work.¹⁰

MUSEUMS

Arlington has three historic buildings that are open to the public as museums. The Town-owned Jefferson Cutter House hosts the Cyrus Dallin Art Museum, which is managed by a nonprofit organization. Two other museums are owned and operated by private nonprofit organizations.

The Jason Russell House and Smith Museum (1740), 7 Jason Street in Arlington Center. Operated by the Arlington Historical Society (AHS), the house was the site of fighting on the first day of the American Revolution and still bears several bullet holes from the battle. The museum houses the Society's collection of artifacts, manuscripts, and other Arlington memorabilia, and displays artifacts from the Russell family, who lived in the house until 1896. The property also includes an herb garden maintained by the Arlington Garden Club. In 1980, the AHS constructed the adjoining Smith Museum for archival and exhibit space.

The Old Schwamb Mill (1864), Mill Lane. The museum honors the industrial legacy of the Mill Brook and is one of the early mills established on its waterway. Operated by a nonprofit charitable education trust, the Old Schwamb Mill is a living history museum that presents special exhibits and a variety of programs for its members and the community. The current mill building was built in 1864 by Charles Schwamb for his picture frame factory, which specialized in round and oval frames made on unique elliptical faceplate lathes. Much of the machinery and extensive archive are still intact and the Mill continues to craft handmade frames to the exacting standards of five generations of Schwambs.

Historic Landscapes

Arlington's historic landscapes are as varied as the town's historic buildings, representing both formal landscapes designed by landscape architects and heritage landscapes formed by generations of human interaction with the land. In addition to offering a visual respite from the town's densely-settled built environment, these landscapes serve as community gathering spaces and areas for quiet contemplation.

DESIGNED LANDSCAPES

Arlington Center has two public green spaces, both designed as part of building projects.

The Winfield Robbins Memorial Garden* (1913) was laid out as part of the Town Hall construction project in 1913. The original garden design included the Cyrus Dallin sculpture *The Menotomy Indian Hunter*. In 1939, Olmsted Associates reconfigured the garden in a more natural design with a rubble rock base for the Indian sculpture, flowering trees and bushes, winding brick paths, a circular fountain and a pool, and a masonry garden wall surrounding the grounds. The Town has prepared a preservation master plan for the gar-

¹⁰ Massachusetts Historical Commission, "List of Grant Recipients", <http://www.sec.state.ma.us/mhc>

den - The Arlington Civic Block Master Plan (1998) by Patrica S. Loheed and Sara B. Chase. This Master Plan was intended to provide a decision-making framework for the restoration and unification of the major gardens in the Arlington Civic Block, including the Winfield Robbins Memorial Gardens, which is listed in the national and state Historic Registers. Repairs to the garden's sandstone and limestone wall were completed in 2014. The garden is protected by a preservation restriction and is used for both community and private events.

Whitemore Park is a small park in front of the Jefferson Cutter House that was created when the Cutter House was moved in 1989. In addition to several mature trees, park benches, and interpretive signage, the irregularly shaped park at the corner of Massachusetts Avenue and Mystic Street is intersected by a small section of exposed railroad tracks, which are the remains of a railway line (established in 1846) that once bisected the community. To the east and west of the park, the former railroad track is now the Minuteman Bikeway. Arlington uses the park to host art exhibits and community events throughout the year.

HERITAGE LANDSCAPES

The Massachusetts Department of Conservation and Recreation (DCR) operates the Historic Landscape Inventory Program, which completed Heritage Landscape Studies for communities in the Freedom's Way Heritage Area, including Arlington, in 2006. Arlington's report identified 63 heritage landscapes in the community and highlighted six for future study—the Battle Road Corridor; the Butterfield-Whitemore House at 54 Massachusetts Avenue; Great Meadow/Mill Brook Drainage System; the Mugar Property adjacent to Thorndike Field; Spy Pond and adjacent parkland; and the W. C. Taylor House at 187 Lowell Street.¹¹

One of the priority landscapes identified was the **Mill Brook**, which flows from the Arlington Reservoir to the Mystic Lakes. The Mill Brook has deep historical and cultural roots dating back to the 1630s when Captain George Cooke build the first water-powered grist mill in Arlington (then Menotomy), now known as Cooke's Hollow on Mystic Street. Originally called Vine Brook and later Sucker Brook, the 2.7-mile long Mill Brook has an elevation drop of more than 140 feet, which



provided water power significant enough to power small industrial ventures along its banks.¹² During the industrial period, a series of mill ponds and dams lined the brook. After decades of reconfiguration and development, much of the brook is culverted with only limited portions of the waterway still exposed. The impression of the original Old Schwamb Mill pond is still visible as a Town--owned grassy park on Mill Lane near Lowell Street. The other ponds have been filled in for playing fields and other uses.

The Town is committed to preserving the natural and historic legacy of the brook and is exploring opportunities to enhance the area as park space and a buffer zone to nearby commercial and residential neighborhoods. The Town has completed two planning studies on the Mill Brook, with the most recent report completed in 2010. The Mill Brook Linear Park Report provides an historical overview of the brook, land characteristics and issues, and an analysis of current conditions, challenges, and opportunities.

Historic Structures

Arlington has documented twenty-eight structures on historic inventory forms (see Appendix C). These struc-

¹¹ MA Department of Conservation and Recreation, *Massachusetts Heritage Landscape Inventory Program: Arlington Reconnaissance Report*, 2006.

¹² Mill Brook Linear Park Study Group, *Mill Brook Linear Park Report*, April 2010, 3.

tures include former railway bridges, a dam on the Mystic Lakes, several parks, garden landscapes, conservation lands, and the early twentieth century Mystic Valley Parkway. Many of the structures are owned by state agencies as part of regional transportation and water systems. One of Arlington's most distinctive structures is the Arlington Reservoir Standpipe* (1921), also known as the Park Avenue Water Tower, which occupies the crest of one of the town's highest hills. Arlington architect Frederic E. Low designed the 85-ft. tall tower based on the ruins of a Greek temple visited by the Robbins sisters, who donated funds for the structure.¹³ The tower consists of a steel tank surrounded by a granite shell with twenty-four limestone columns, a decorative cornice, and concrete dome roof. The structure was listed on the National Register in 1985.¹⁴

Historic Objects

Arlington's historic objects span more than two centuries (Table 7.1). Due to the town's association with nationally renowned sculptor Cyrus E. Dallin (1861-1944), who lived in Arlington for over 40 years, Arlington has a significant collection of his artwork, including the Town-owned Menotomy Indian Hunter* in the Winfield Robbins Memorial Garden, the Robbins Memorial Flagstaff* at Town Hall, and My Boys in the Robbins Library. The Cyrus Dallin Art Museum, located in the Jefferson Cutter House, maintains a collection of more than 60 works of art by Dallin.¹⁵ (See later discussion of Museum's collections in Historic & Cultural Resource Planning) Town Meeting established the museum in 1995 to collect, preserve, protect, and exhibit the works of the celebrated American sculptor. In the 1990s, Arlington completed a conservation project to preserve these objects. Other inventoried sculptures in Arlington include the late-twentieth century Uncle Sam Memorial Statue* in Arlington Center, designed by sculptor Theodore Barbarossa of Belmont.¹⁶

Table 7.1. Documented Historic Objects

Name	Date	Location
Milestone	1790	Appleton Street
The Guardian Angel Rock	1920	Claremont Avenue
Robbins Memorial Flagstaff	1913	Mass. Avenue
Arlington Civil War Memorial	1886	Mass. Avenue
Menotomy Indian Hunter	1911	Mass. Avenue
Uncle Sam Memorial Sculpture	1976	Mass. Avenue

Source: MACRIS, accessed August 26, 2013.

Despite widespread appreciation of public art, Arlington has documented only the six historic markers, sculptures, and objects noted above on historic resource inventory forms. Notably missing are most of Dallin's public art pieces, as well as the ca. 1912 decorative concrete Play Fair Arch and Wall at Spy Pond's Hornblower Field¹⁷, the historical markers along Massachusetts Avenue commemorating April 19, 1775, the granite watering trough at the Foot of the Rocks donated by the Robbins sisters in memory of their brother, and the bronze tablet in Cooke's Hollow Park commemorating the site of the first mill (1637) in Menotomy.

Burial Grounds and Cemeteries

The Town of Arlington maintains two public cemeteries: the Old Burying Ground on Pleasant Street in Arlington Center and Mount Pleasant Cemetery on Medford Street. Established in 1732, the **Old Burying Ground*** is Arlington's oldest cemetery.¹⁸ Located behind the First Parish Unitarian Universalist Church, the burial ground includes an impressive collection of early slate markers dating from ca. 1732. The Old Burying Ground is included in the Arlington Center National Register District and is protected with a preservation restriction. The **Mount Pleasant Cemetery*** (established ca. 1843) is a 62-acre cemetery (including Meadowbrook Park, a 3-acre wetland area managed by the Conservation Commission.) highlighted by the **Cemetery Chapel*** (1930), a Gothic Revival chapel designed by the architectural firm of Gay & Proctor, a large entrance gate, Victorian-era marble monuments, and contemporary granite markers. Al-

¹³ Duffy, *Then & Now: Arlington*, 75.

¹⁴ Louis Berger & Associates, *Form F – Structure: Arlington Standpipe*, 1984, revised 1989.

¹⁵ Cyrus E. Dallin Art Museum, <http://dallin.org>

¹⁶ Arlington Historical Society, *Menotomy Minuteman Historical Trail*.

¹⁷ MA Department of Conservation and Recreation, *Massachusetts Heritage Landscape Inventory Program: Arlington Reconnaissance Report*, 2006, 8.

¹⁸ The Burying Ground is also referred to as "Arlington Old Cemetery" and "First Parish Church Old Burying Ground" on the Historic Resource Inventory Form completed for this site.

though still active, the cemetery is almost full and the Town is considering options for cremains and green burials at the facility.

The site of the **Prince Hall Mystic Cemetery*** (1846) on Gardner Street in East Arlington marks the only Black Masonic Cemetery in the United States. Today, a monument and small park mark the site where members of the Prince Hall Grand Lodge F & AM, formed in 1776, were buried. Though much of the original cemetery has been developed, a 1988 geophysical survey of the site by students of Boston University's Archaeological Department found remains of the original gate and an obelisk. In 1987, after learning about the cemetery, the Arlington Historical Society collaborated with the Prince Hall Grand Lodge of Dorchester to form the Prince Hall Mystic Arlington Cemetery Association to preserve and protect the site. The group restored the site with donations from the Prince Hall Grand Lodge and CDBG funds from the Town of Arlington. In 1990, the group rededicated the cemetery, and in 1998 the cemetery was listed in the National Register of Historic Places. Nearby at the corner of Broadway and Alewife Brook Parkway is **St. Paul Catholic Cemetery**, built in the late nineteenth century and associated with St. Paul Church in North Cambridge.

Archeological Resources

While Arlington has not conducted a community-wide archaeological reconnaissance survey, it has completed several site-specific archeological studies. In addition to the geophysical survey for Prince Hall Cemetery, the Town commissioned archaeological excavations along the shore of Spy Pond when it renovated Spy Pond Field in the early 1990s. Resources uncovered during the project include prehistoric lithic chipping debris and structural remains from the nineteenth and early twentieth century ice industry buildings.¹⁹ In addition, a mastodon tusk found in Spy Pond in 1959 is on display in the Jason Russell House. Since Arlington is located within an area of Massachusetts that was settled centuries before the first English settlers arrived, it is realistic to imagine that other significant archaeological resources may exist within Arlington despite the town's intense development.

Any significant archaeological sites identified in Arlington will be included in the MHC Inventory of Archaeological Assets of the Commonwealth. This confidential inventory contains sensitive information and is not a

public record as required under M.G.L. c.9, s. 26A (1).

Historic Collections

In addition to Arlington's historic built assets and heritage landscapes, the town also maintains significant collections of historic records, documents, and artifacts. These collections are retained in various locations including at the Town Hall and the Library and within the private collections of the Arlington Historical Society, the Cyrus Dallin Museum and the Old Schwamb Mill. Artifacts contained in these collections include historic documents, meeting records, photographs, postcards, furniture, and sculpture. Maintaining these collections can be challenging for local groups due to limited archival space and ongoing conservation needs.

Cultural Resources

Contemporary art and culture are integral to Arlington's community identity. Arlington has many residents working in the visual, print, and performing arts fields, and many local organizations promote and enhance the arts. History and culture are interwoven in Arlington, with the Town's historic buildings providing venues for contemporary theater and musical performances as well as art exhibits and cultural programming.

Public Art

Public art installations, whether on public or private property, enhance our experience of the public realm. Public art attracts visitors and business patrons. It fosters community pride and draws the community together. Much of it is made by local artists. In addition to Cyrus Dallin's work and other historic objects already noted, examples of recent public art and installations in Arlington include:

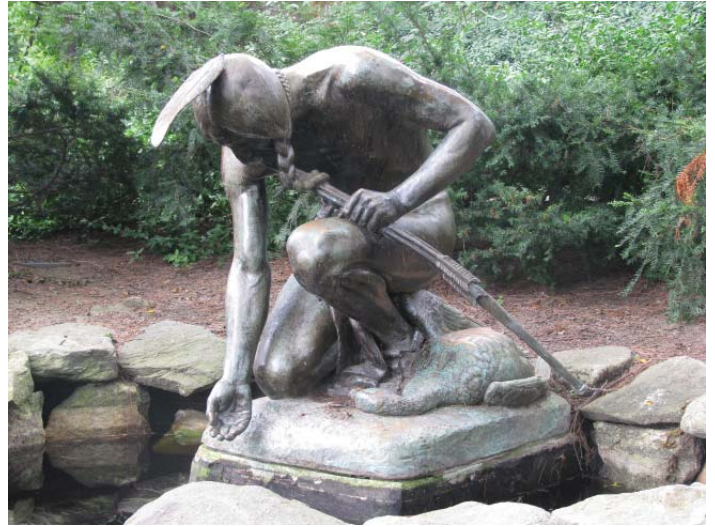
- Fox Library Mural
- Scrim Mural at the Boys and Girls Club
- Mural at Arlington Center for the Arts
- Mural at Studio 221
- Eleven ceramic mosaic murals made by Arlington High School students
- Six painted transformer boxes
- The hawk tree in Waldo Park
- Chairful Where You Sit

¹⁹ Town of Arlington, *Open Space and Recreation Plan*, 70.

- ° Arts Rocks Menotomy
- ° EcoFest creations
- ° Park Circle Water Tower Image Projection & Dance

Music & Performance Venues

Performance venues and rehearsal spaces including theatres, churches, and Town-owned buildings are important to Arlington's many performing groups, both long-established and newer or contemporary. The Arlington Philharmonic is more than 81 years old. There are two well-established choral groups, the Arlington-Belmont Choral Society and Cantelina, and the public schools have a strong music program from K-12. Students can participate in both instrumental and choral music including band, jazz band, orchestra, chorus and madrigal.



Historic and Cultural Resource Planning

Arlington has three Town-based organizations dedicated to preserving the community's historic resources: the Arlington Historical Commission; the Arlington Historic District Commissions; and the Arlington Preservation Fund, Inc. All three groups are involved with preservation planning, advocacy, and resource management. A fourth organization, the Arlington Historical Society, is a private nonprofit organization dedicated to preserving the town's heritage, in particular the Jason Russell House and its artifacts and memorabilia. Other groups, such as the Old Schwamb Mill, the Cyrus Dallin Art Museum, and the Arlington Public Library focus on the preservation of specific sites and historic artifact and document collections. Town boards such as the Cemetery Commission, the Redevelopment Board, the Conservation Commission, and the Arlington Tourism and Economic Development Committee (A-TED) also participate in preserving Arlington's historic character. Many of these boards have overlapping membership and have collaborated on past efforts to preserve and promote the town's history.

Municipal Boards and Committees

Arlington Historical Commission (AHC). Local historical commissions (LHC) are established under Massachusetts General Law, Chapter 40, Section 8D, as the official municipal agencies responsible for community-wide historic preservation planning. LHCs work in cooperation with other municipal departments, boards,

and commissions to ensure that the goals of historic preservation are considered in community planning and development decisions. LHCs also serve as local preservation advocates and are an important resource for information about their community's cultural resources and preservation activities.²⁰

The AHC is a seven-member volunteer board responsible for community-wide historic preservation planning and advocacy. The AHC is also responsible for administration of the town's demolition delay bylaw and provides guidance to other municipal departments, boards, and commissions to insure that historic preservation is considered in community planning and development decisions. The Commission's activities include historic resource surveys, National Register nominations, preservation restrictions, preservation awards, and community education and outreach. The AHC also operates a sign program, providing historic markers for inventoried properties. The AHC's website, www.arlingtonhistoricalcommission.org, provides a list of historically significant structures in Arlington (Historic Structures Inventory) as well as information about the Town's demolition delay bylaw and Preservation Loan Fund.

Arlington Historic District Commissions (AHDC). The AHDC is Arlington's municipal review authority responsible for regulatory design review within the Town's seven designated local historic districts adopted under M.G.L. C. 40C. In Arlington, seven separate commissions oversee changes to these districts. All seven commissions share the same six volunteer members, including an architect, a real estate professional,

²⁰ Massachusetts Historical Commission, *Preservation through Bylaws and Ordinances*, Draft, 2009, 4.

and a representative from the Arlington Historical Society, with the seventh member consisting of a resident or property owner from the respective district. The AHDC meets monthly to review the architectural appropriateness of most proposed exterior design changes to properties located within the town's historic districts.

Arlington Preservation Fund, Inc. The Arlington Preservation Fund provides low interest loans for restoration work on historic properties. Originally established with Community Development Block Grant (CDBG) funds, the program approved its first loan in 1984 and has closed its 100th loan. The program is maintained as a municipal fund managed by an independent, non-profit board that oversees the distribution of funds. The nine-member board includes representatives from the Historical Commission, the Schwamb Mill, the Historical Society, and the Historic District Commissions as well as the Planning Director, an architect, lawyer, real estate professional, and a financial officer. To be eligible for funding, a property must be located within an historic district, inventoried, or otherwise deemed important by the fund's board.²¹

Arlington Public Library. Arlington's Public Library, including the Robbins Library and the Fox Branch Library, is a public institution and community resource that promotes the historical, social, and cultural development of the town. The Robbins Library's Local History Room maintains a collection of historic books, scrapbooks, annual reports, atlases, photographs, postcards, slides, vertical files, other ephemera documenting Arlington's history.

Local Private Nonprofit Organizations

Arlington Historical Society. The Arlington Historical Society was founded in 1897 as a private non-profit organization dedicated to collecting and preserving historic artifacts relating to Arlington's history. In 1923, the Society acquired and restored the Jason Russell House as a historic house museum. In 1980, the Society constructed the Smith Museum to provide exhibition and meeting space as well as a climate controlled archive. The society offers rotating exhibits and educational programming on local history, including an evening lecture series and member presentations.²²

Cyrus Dallin Art Museum. The Dallin Museum manages and preserves the historic collection of Dallin's art work, including freestanding and relief sculptures, coins, medals, and paintings. The Museum also exhibits artifacts owned and used by Dallin as well as commercial items that demonstrate the far-reaching effects of the artist's work on popular culture.²³ The museum also manages an archive with photographs, letters, exhibition catalogs and other documents of Cyrus Dallin. In addition to its efforts relating to Dallin's legacy, the organization also presents lectures, exhibits, and other programming on local history and culture.

Old Schwamb Mill Preservation Trust, Inc. Founded in 1969 to save the Old Schwamb Mill, the Trust now owns and manages the mill as a historic museum (see previous description). The Trust maintains a collection of artifacts and records relating to the mill and its history in the community.

Regional Preservation Organizations

Freedom's Way Heritage Association (FWHA). Arlington is one of thirty-seven communities in Massachusetts and New Hampshire that are part of the Freedom's Way National Heritage Area, designated by Congress as a nationally significant area where historical, cultural, and natural resources combine to form a cohesive, common landscape. The Freedom's Way Heritage Association manages and coordinates efforts to build civic appreciation and understanding of unique assets and stories of the area. The organization's website highlights historic resources present in each participating community, including Revolutionary sites in Arlington.

Local Regulations, Policies, and Initiatives

HISTORIC RESOURCES INVENTORY

Identifying a community's historic resources through an historic resource survey forms the basis of historic preservation planning at the local level. During an historic resource survey, a town documents its historic resources on individual inventory forms that include historic and architectural significance narratives, photographs, and locus maps. To date, Arlington has submitted inventory forms for more than 1,100 properties to the Massachusetts Historical Commission's Inventory of Historic and Archaeological Assets of the Commonwealth. Resources identified in Arlington's inventory date from 1695 to 1988. The Town's last survey effort was undertaken in support of expanding the

²¹ Arlington Preservation Fund website, <http://www.arlingtonpreservation.org/>

²² Arlington Historical Society website, <http://arlingtonhistorical.org>.

²³ Cyrus E. Dallin Museum website, <http://dallin.org>

Table 7.2. Local Historic Districts

Historic District Name	Location	No. of Properties	Date of Designation/Most Recent Extension
Avon Place	7-29 Avon Place and 390-402 Massachusetts Avenue	12	8/20/1996
Broadway	Bounded by Broadway, Webster, and Mass Avenues	8	9/13/1991
Central Street	Bounded by Central St to east, Mass Ave to south, and bike path to north	17	6/9/1982
Jason - Gray	Jason, Gray, Irving and Ravine Streets	50	5/4/1998
Mount Gilboa - Crescent Hill	Westminster Ave, Crescent Hill Ave, Montague St, and Westmoreland Ave	104	9/13/1991
Pleasant Street	Pleasant St from Swan St to Venner Rd, Academy St, Maple St, Oak Knoll, Pelham Terrace, Venner Rd and Wellington St	137	4/26/2006
Russell Street	Roughly bounded by Water, Russell, Mystic, Prescott, and Winslow Streets	31	7/31/1985
Total Number of Properties		359	
Source: State Register of Historic Places 2012			

Pleasant Street Historic District. Most of Arlington's inventory forms are available to view and download on the Massachusetts Historical Commission's searchable MACRIS database at mhc-macris.net. Properties listed in the inventory are subject to the Town's demolition delay bylaw (see discussion below.)

NATIONAL REGISTER HISTORIC DISTRICT AND INDIVIDUAL LISTINGS

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures, and objects that have been deemed significant in American history, architecture, archaeology, engineering, and culture. Arlington has three multi-property National Register Districts, three National Register Districts encompassing three or fewer properties, and fifty-seven properties that are individually listed in the National Register (see Appendix D).²⁴

LOCAL HISTORIC DISTRICTS

Arlington has designated seven local historic districts with a combined total of 359 properties (see Table 7.2). In a local historic district, exterior alterations subject to public view require approval from the Historic District Commissions. These requirements afford a heightened level of protection against incongruous alterations of structures or their environs. Over time, Arlington has expanded a number of these districts due to requests from property owners wishing to have their properties included to better preserve historic streetscapes. All but the Mount Gilboa/Crescent Hill Historic District are located in or around Arlington Center. Properties

in Arlington's historic districts vary in age, style, and level of ornamentation. The HDC has adopted design guidelines as an aid to property owners.

DEMOLITION DELAY BYLAW

Arlington was one of the first communities in Massachusetts to adopt a demolition delay bylaw. Per the Town's Bylaw, Title VI, Article 6 – Historically or Architecturally Significant Buildings, any building in the Historic Structures Inventory (available on the AHC website) or deemed significant by the Historical Commission is subject to review by the commission when a property owner proposes to change or remove more than 25 percent of any one front or side elevation. The bylaw also defines demolition as a building owner's failure to maintain a watertight and secure structure. If the AHC determines during a public hearing that the building is preferably preserved, the bylaw imposes a 12-month delay to allow the opportunity to work with a property owner to find alternatives to demolition. The AHC has found the bylaw relatively effective when a property owner is willing to work with the commission. For owners who are not willing to consider an alternative solution, the bylaw only results in a temporary delay before the building is demolished.

PRESERVATION RESTRICTIONS

A number of important Arlington properties are protected by historic preservation restrictions under M.G.L. c. 184, ss. 31-33, including public and private resources (see Table 7.3). A preservation restriction is attached to the deed of a property and it is one of the strongest preservation tools available. Most of the restrictions were put in place when the properties were

²⁴ Massachusetts Historical Commission, *State Register of Historic Places* 2012.

restored with a Massachusetts Preservation Project Fund (MPPF) grant from the Massachusetts Historical Commission.

EDUCATIONAL AND INTERPRETIVE ACTIVITIES

Interpreting local history in visual formats that are both informative and visually appealing can engage local residents and visitors with a community’s heritage. Arlington’s Historical Commission and Historical Society have both sponsored educational programs to highlight the town’s heritage and historical sites, including walking tours, brochures, and lectures. The AHDC placed signage at several of the town’s historic districts, but these markers are now deteriorated and in some instances missing. Arlington has only a limited number of interpretive signs in the community. These include informational markers about the events of April 19, 1775, which are located in Whittemore Park in front of the Jefferson Cutter House, at the Jason Russell House, and at the Foot of the Rocks in Arlington Heights. Historic landscape markers are also located along the Minuteman Bikeway; they were developed by the Historic Commission to highlight local history in a neighborhood. The Town recently created distinctive directional signage for Arlington’s museums and other cultural resources. In addition, the Town has installed an interpretive sign near the Uncle Sam Memorial Statue and constructed a new visitor center nearby at the corner of Massachusetts Avenue and Mystic Street. The Town also placed several historical markers on the former Symmes Hospital property as part of the redevelopment of the site.

REGIONAL INITIATIVES

Arlington’s historical significance extends far beyond its local boundaries to one that is both regionally and na-



tionally important. Arlington and its neighbors played a pivotal role in the events leading to the American Revolution, and several regional initiatives have been created to honor this legacy. In 2013, the Freedom’s Way Heritage Association launched Patriots Paths, an outreach effort to identify Revolutionary sites and compile local stories from ten participating communities, including Arlington. The Freedom’s Way website includes a list of venues in Arlington that represent the path of the Patriots in 1775. These sites include historic houses, civic buildings, burial grounds, and sites.

Designation of the Battle Road Scenic Byway along a portion of Massachusetts Avenue was a collaborative effort by the communities of Arlington, Lexington, Lincoln, and Concord, the Minute Man National Historical Park, MAPC, and the Massachusetts Executive Office of Transportation. The designation seeks to conserve this historic route and to highlight its archaeological, cultural, historic, natural, recreational, and scenic qualities. The Commonwealth of Massachusetts officially

Table 7.3. Preservation Restrictions			
Name	Address	Date Established	Expiration Date
Arlington Old Cemetery (Old Burying Ground)	730 Massachusetts Ave	5/25/2000	None
A. P. Cutter House #2	89 Summer St	12/19/2007	None
Ephraim Cutter House	4 Water St	12/2/1994	None
Jefferson Cutter House	1 Whittemore Park	1/9/1990	None
Old Schwamb Mill	17 Mill Ln and 29 Lowell St at Mill Brook	6/23/1999	None
Pleasant Street Congregational Church	75 Pleasant St	6/1/1999	None
Robbins Memorial Town Hall	730 Mass Ave	2/10/1987	None
Winfield Robbins Memorial Garden	730 Mass Ave	5/25/2000	None
Charles P. Wyman House	50 Wyman St	11/12/1985	None
Source: State Register of Historic Places 2012			

designated the Battle Road Scenic Byway on November 6, 2006, and MAPC completed a Corridor Management Plan for the Byway in Spring 2011.

Issues and Opportunities

DOCUMENTATION OF HISTORIC AND CULTURAL RESOURCE AREAS

In order to protect a community's historic and cultural resource areas, the Town needs to first identify what resources are present. Over the past three decades, the Arlington Historical Commission (AHC) has documented many of Arlington's historic resources on inventory forms. However, while these inventory forms include extensive historical and architectural narratives, the majority of these forms and their associated photographs are now more than fifteen years old. Furthermore, the Town still has significant locations, resources, and typologies that remain undocumented. Without a record of all of its historic resources, Arlington cannot adequately plan to protect this heritage. For example, limited or incomplete documentation can hinder the town's effective use of its demolition delay bylaw, which only allows review of buildings that are included in the inventory.

The Town could engage professional preservation consultants to complete its survey initiatives, an activity that would be eligible for funding through MHC's Survey and Planning Grant program. A professional archaeologist-led survey effort to identify Native American and historic sites still present in Arlington would also be eligible for Survey and Planning funds. Other options include the use of volunteers and interns. The Historic District Commissions are considering the use of an intern to update Local Historic District (LHD) property photographs, which are used during the regulatory review process.

As Arlington has a Local Historic District bylaw, it is eligible to apply for Certified Local Government (CLG) designation, granted by the National Park Service through the MHC. The CLG designation is awarded based upon the strength of a community's existing and proposed programs for historic preservation. All state historic preservation offices are required to allocate 10 percent of their annual federal appropriations to CLG communities. During years of limited federal allocation to MHC, Survey and Planning Grants are restricted to CLG communities only.

ADVOCACY AND EDUCATION

Once historic resources are identified and documented, Arlington can seek to promote and protect them. Arlington's historic resource inventory can be used to foster public appreciation of Arlington's rich heritage and to develop a public awareness campaign to encourage residents to consider historic designations. While the AHC has an extensive website, it has been many years since the Town has produced informational brochures and literature highlighting Arlington's historic resources. Providing this information in formats that are attractive, accurate, and easily understood is important. Utilizing modern technology, such as Smartphone apps and audio recordings, can help distribute this information to a broader audience. These efforts can build a better understanding of why Arlington's historic and cultural resource areas are important and why they should be preserved. Undertaking these efforts with volunteer memberships and limited budgets, however, could prove challenging for Arlington's preservation organizations.

COMMUNITY-WIDE RESOURCE PROTECTION

Successful preservation of a community's historic assets requires a concerted effort by municipal leaders and boards, private organizations, and local residents to protect the resources that serve as both a tangible reminder of a community's past and a vital component of its contemporary sense of place. While Arlington residents have long valued the town's heritage, and Arlington's well-preserved collection of historic resources stand as testament to this community pride, local historical groups still struggle to increase awareness that historic resources are fragile and need to be protected. Arlington has a general culture of stewardship for its historical resources, but the Town has not been as successful in mandating this protection through regulatory tools or institution of policies. The Town verbally supports historic preservation, although it has been unable to adopt the mechanics or funding to require preservation.

Arlington has significant areas worthy of protection, but the designation process for both National Register and local historic districts requires extensive community outreach and education. The limited resources of each of the Town's historical commissions will make it extremely difficult to undertake future designation efforts.

Protection of historic and cultural resource areas should include more than just the traditional preser-

vation-based regulatory tools, however. Arlington is a densely settled community, with much of its land now developed. This causes significant redevelopment pressure on the town's historic built environment, including both residential and commercial structures. Identifying ways to guide this redevelopment in a manner that respects Arlington's historic character and the architectural integrity of its historic neighborhoods and commercial districts is important. Incorporating historic preservation objectives into the development review process and exploring flexible zoning regulations to encourage building preservation are several objectives for the town to consider.

RESIDENTIAL TEARDOWNS AND BUILDING ALTERATIONS

In highly desirable communities like Arlington, rising residential property values continue to put pressure on historic houses, particularly those of modest size or those sited within a large lot. This pressure is especially acute in areas of smaller, modest housing stock, which are vulnerable to demolition for larger homes and multi-family duplexes built to the maximum height and minimum setbacks allowed under zoning. Arlington's last remaining oversized lots, many of which include historic houses and outbuildings, are also increasingly subject to subdivision and demolition. Furthermore, Arlington is witnessing some loss of historic outbuildings such as carriage houses when owners are unable to find viable uses for these secondary structures. When left vacant and not maintained, these structures slowly deteriorate, leading to unsafe conditions and ultimately demolition.

For Arlington's larger and grander homes, the town is witnessing a trend of building repair and restoration efforts by new owners interested in preservation. However, contemporary living styles are spurring significant interior remodeling and the construction of large additions. The incremental loss of historic building features, such as decorative trim and original multi-pane wood windows, and the construction of large additions that overwhelm the smaller, historic structure result in an incremental "fading" of Arlington's historic character.

This loss of building fabric, whether through outright demolition or incremental loss, is occurring despite Arlington's demolition delay bylaw, which is triggered only if a property is inventoried, and ultimately offers only a temporary reprieve from demolition. Many of Arlington's historic resources remain undocumented and are therefore not subject to the demolition delay

bylaw. To address the deficiencies of demolition delay legislation, some communities have adopted provisions that require building officials to notify the local historical commission when any building is proposed for demolition in order to determine historic significance. To permanently protect threatened buildings, some municipalities have designated the properties as single-building historic districts or placed preservation restrictions on the properties.

PRESERVATION OF LOCAL HISTORIC DISTRICT CHARACTER

The streetscapes of Arlington's seven Local Historic Districts provide a living history lesson of Arlington's architectural evolution and development. For more than thirty years, Arlington's LHDs have protected the architectural integrity of the buildings found within these neighborhoods. This protection requires continued vigilance by the Historic District Commissions and ongoing communication with the Town's Building Inspector. Per Town Bylaw, building permits cannot be issued prior to AHDC approval of changes. However, some physical changes such as window replacements do not require a building permit from the building inspector, and sometimes are completed without approval by the respective commission. This emphasizes the importance of retaining a resident member on each district commission to provide an "eye on the ground" to watch over any unauthorized changes in buildings in the district. Furthermore, as the building industry continues to develop new materials and as energy efficiency remains a primary concern for property owners, the AHDC must navigate the delicate balance of historic integrity and environmental sustainability, two ideas that can be mutually supportive. Continuing and expanding the AHDC's efforts to build awareness of designation requirements and promote historically appropriate materials through property owner mailings and conversations with local realtors remains a priority.

Protecting Arlington's LHDs requires more than just regulatory review of building alterations to be successful. Creating a sense of place for these districts to highlight their significance and promote their importance to the community can aid in efforts to create a sense of stewardship. Replacement of deteriorated interpretive markers, installation of unique street signs for designated streets, and ensuring historically appropriate public infrastructure improvements to streetscape elements such as sidewalks, curbing, lighting, and street furniture within the districts are also goals of the AHDC.

INTEGRATING HISTORIC PRESERVATION INTO A LARGER COMMUNITY ETHOS OF CONSERVATION AND PLANNING

Preserving Arlington's historic resources is more than just an effort to preserve history. These resources provide a sense of community for Arlington and its residents. Arlington is blessed with passionate groups that strive to make their community better. Bringing these advocates together, including historic, conservation, environmental, planning, cultural, economic development, and affordable housing groups, to discuss common interests for preserving community character would also allow these groups to explore opportunities to collaborate toward this effort.

For instance, the successful preservation of heritage landscapes, such as the Mill Brook and Spy Pond, requires a concerted effort by a variety of constituents working together to protect history, nature, and culture. Furthermore, historic neighborhoods are more than just historic houses; they are part of a larger streetscape network that includes the public realm of roadways, sidewalks, street trees, and lighting. The installation of historically appropriate lighting, street signs, sidewalks, tree/planting strips, and curbing, and the burial of underground utilities, which would enhance the overall visual quality of historic neighborhoods, would require a concerted effort by Arlington's Planning and Public Works departments together with preservation groups.

PRESERVATION OF TOWN-OWNED HISTORIC RESOURCES

Arlington maintains a unique and exquisite collection of historic civic buildings and landscapes that serve as visual landmarks and provide valuable public spaces for the community to gather. They also provide the setting for art and cultural activities and economic development initiatives such as heritage tourism. While many of the town's historic community/civic spaces are well-maintained and utilized, others are in need of significant repair.

Each of Arlington's historic civic buildings is a unique artifact from the past with distinctive architectural ornamentation reflecting the period and culture responsible for its construction. Collectively, these buildings provide a building fabric that is truly special and their continued use for cultural programming is important for maintaining the vitality of the community. Preserving these historic buildings and their architectural details often requires careful attention and skill. The Town has

been a good steward of its historic buildings, parks, and cemeteries, engaging in numerous restoration projects at these properties and designating many of its civic buildings in local historic districts. The Town has also completed planning studies for several of its historic sites to document conditions and identify preservation needs. However, not all of Arlington's civic properties are protected from adverse development and alterations, and the Town has not instituted procedures to require historically appropriate preservation of these resources.

Furthermore, the Town still has resources in critical need of preservation. Utilizing the expertise and guidance of the Historical Commission and Historic District Commissions, whose membership includes preservation enthusiasts and architectural professionals, can help guide future restoration efforts to ensure that renovations are architecturally and historically sensitive to these century old assets. Identifying funding sources to undertake these projects is also important. Since the Town has adopted the Community Preservation Act, some funding will become available as part of this program. While the preservation of municipal buildings is an intent of the CPA, other funding sources should be pursued and regular property maintenance through long-term maintenance plans should also be considered.

Recommendations

1. **Develop a historic and archaeological resources survey plan to identify and prioritize outstanding inventory needs.** This should include a prioritized list that includes civic buildings without inventory forms, and threatened resources such as historic landscapes. This activity would be eligible for funding through MHC's Survey and Planning Grant program.
2. **Study the benefits of Certified Local Government (CLG) Status for the Arlington Historical Commission.** CLG status, granted by the National Park Service through the MHC, would put Arlington in a better competitive position to receive preservation grants since at least ten percent of the MHC's annual federal funding must be distributed to CLG communities through the Survey and Planning Grant program.

3. **Expand community-wide preservation advocacy and education**, including integrating Arlington's historical significance and properties into economic development and tourism marketing. Increase educational and outreach programs for historic resources. Educational initiatives would be an eligible activity for Survey and Planning Grant funds as well as other funding sources.

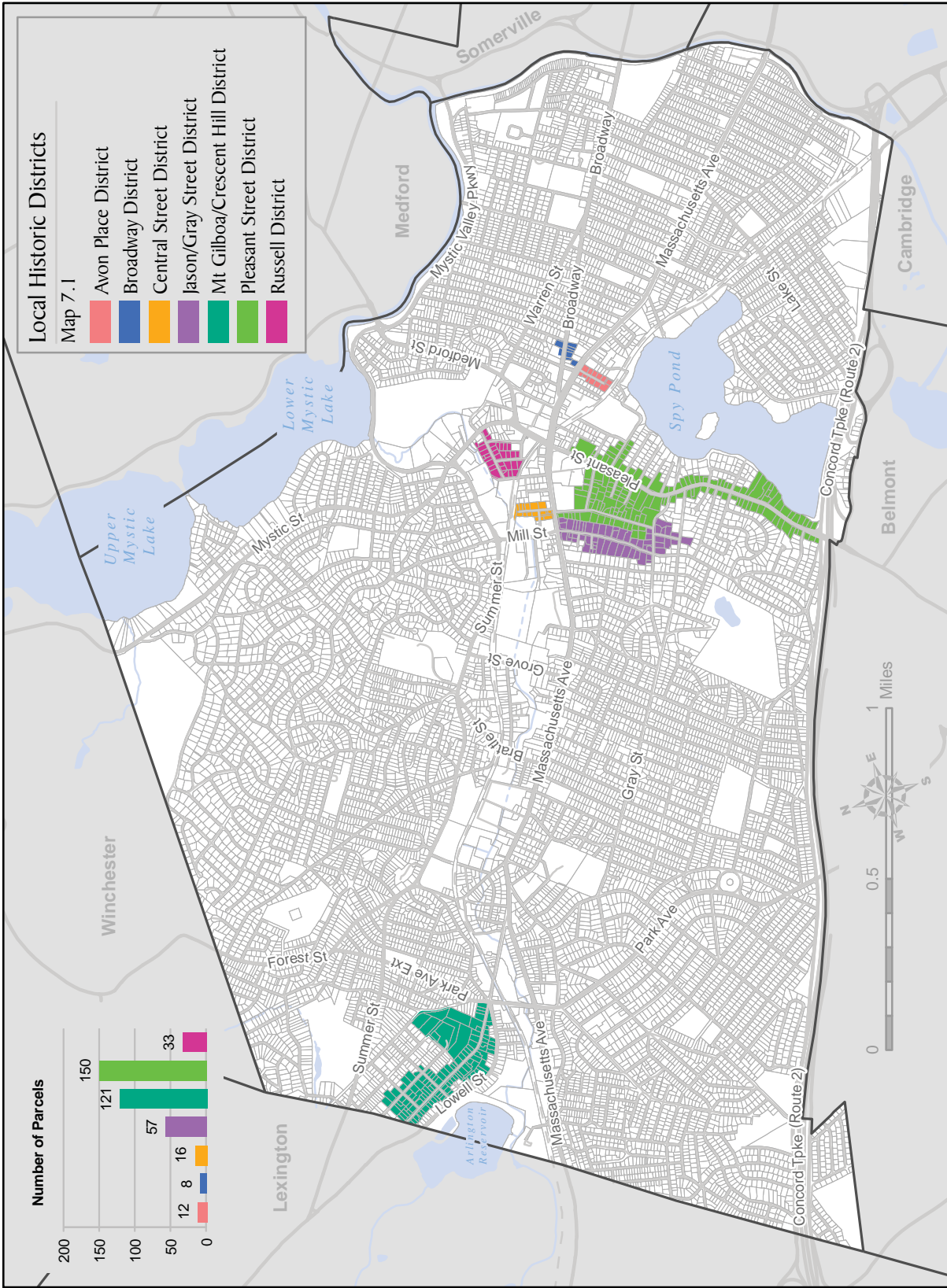
Expand educational outreach to property owners of non-designated historic properties. The majority of Arlington's historic buildings are not protected from adverse alterations. Implement a comprehensive plan for the protection of historic resources

4. **Review and Strengthen Demolition Delay By-law.** Arlington's existing demolition delay bylaw is limited both in terms of the types of resources subject to review and the time period allowed for the review. Consider administrative support to the Historical Commission for responding to demolition delay hearing applications. Document or map historic buildings demolished. Seek volunteers for Historical Commission documentation and inventory. Draft a fact sheet on common demolition determination parameters and basic design and alteration guidelines for historic property owners and future Historical Commission members.
5. **Provide the AHC with the tools to study single-building historic district for Town Meeting consideration.**
6. **Neighborhoods may consider seeking Town Meeting action to designate Architectural Preservation Districts (APD)**, also called neighborhood preservation districts and architectural conservation districts. This could allow the Town to define the distinguishing characteristics of scale and streetscape pattern that should be preserved in a neighborhood.
7. **Integrate historic preservation, zoning, and planning.** Increasing redevelopment pressure on Arlington's existing historic properties has emphasized the need to guide redevelopment in a manner that respects historic character and the architectural integrity of the town's historic neighborhoods and commercial districts. To address the ongoing issue of residential teardowns, the town could consider adopting flexible zoning regulations to

encourage the preservation of historic buildings. These new regulations could include different standards for dimensional and use requirements when an historic building is preserved and reused, to provide incentives for preservation of the original historic building.

8. **Preserve the character of the Historic Districts.** For Arlington's existing historic districts, the need for continued vigilance and dialogue between the AHDC and Building Inspector remains a priority to ensure that any changes within the districts are appropriate. Promoting stewardship for these districts is equally important. Creating a sense of place for these districts to highlight their significance and promote their importance to the community would aid in these efforts. Consider amending the zoning bylaw and demolition delay bylaw to allow alternative uses in historic homes to encourage preservation, even if not otherwise allowed in the district, as done in Lexington.
9. **Preserve Town-owned historic resources.** Several civic properties remain in critical need of restoration and not all town-owned resources are formally protected from adverse development and alterations. The Town needs to institute procedures to require historically appropriate preservation of municipal resources. This includes buildings, landscapes, art, and documents. Consider placement of preservation restrictions on Town owned historic properties to ensure continued protection of these community landmarks.
10. **Implement the Community Preservation Act (CPA).** Arlington adopted the Community Preservation Act (CPA) in 2014, while this plan was being prepared. The CPA may now fund municipal historic preservation projects such as the restoration of the Jefferson Cutter House and Winfield Robbins Memorial Garden and preservation planning initiatives such as historic resource inventories, National Register nominations, and educational brochures. CPA funds can serve as a matching source for other preservation funding programs, such as MHC's Survey and Planning Grant program and the Massachusetts Preservation Projects Fund, are available to municipalities to plan for and restore public buildings and sites.

11. Better management, oversight and enforcement of bylaws and policies relating to historic preservation are needed. Develop administrative and technical support for historical preservation.
12. Adopt procedures to plan for public art and performance opportunities.
13. In planning public facilities and infrastructure improvements, allow for designation of space that could accommodate art installations.
 - Preserve existing performance and rehearsal venues and adopt policies that recognize their value.
 - Utilize the Public Art Fund, established in 2013, to help restore and maintain Town owned art and sculpture.



Arlington has seven established local historic districts that include over 300 unique properties worthy of protection. The districts are located near Arlington Center and on Lowell Street near Arlington Reservoir. The Arlington Historic Districts Commission has jurisdiction of alterations to all properties located within a designated local historic district.



Information on this map is from the Arlington Geographic Information System (GIS) database and is intended for planning purposes only.

